

PROPERTY LOCATION

No	Alt No	Direction/Street/City
476		SUMMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	PODGURSKI STEPHEN		
Owner 2:			
Owner 3:			
Street 1:	476 SUMMER ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	DIGIOIA ELLEN-MARIE -		
Owner 2:	-		
Street 1:	476 SUMMER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	452,500			452,500
Total Card	0.000	452,500			452,500
Total Parcel	0.000	452,500			452,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		378.66	/Parcel: 378.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	452,500	0	.		452,500		Year end	12/23/2021
2021	102	FV	439,400	0	.		439,400		Year End Roll	12/10/2020
2020	102	FV	432,900	0	.		432,900	432,900	Year End Roll	12/18/2019
2019	102	FV	466,800	0	.		466,800	466,800	Year End Roll	1/3/2019
2018	102	FV	449,400	0	.		449,400	449,400	Year End Roll	12/20/2017
2017	102	FV	355,200	0	.		355,200	355,200	Year End Roll	1/3/2017
2016	102	FV	326,000	0	.		326,000	326,000	Year End	1/4/2016
2015	102	FV	296,300	0	.		296,300	296,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

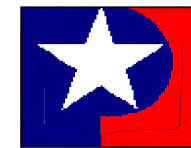
PAT ACCT.

!15058!	
PRINT	
Date	Time
12/30/21	20:05:46
LAST REV	
Date	Time
07/30/18	14:02:24
danam	
15058	

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
12/30/2011	MLS	EMK	Ellen K
12/29/2005	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/28/2005	Info Fm Prmt	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	51044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1953	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.450000048
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 5		BR	s: 2		Bath	s: 1		HB	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474293
Depreciation:	21817
Depreciated Total:	452476

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 082.A-0002-0476.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,195	411.710	491,99
Net Sketched Area:		1,195	Total:	491,99
Size Ad	1195 Gross Area		1195 FinArea	119

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
92						
92						
95						

IMAGE

AssessPro Patriot Properties, Inc

